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BK 8593 PG 75

E 3588531 B 8593 P 75-76
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/26/2024 09:28:29 AM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: FIRST AMERICAN -
UNION HEIGHTS CENTER

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Duren Montgomery
255 North Pin Oak Circle
Kaysville, UT 84037

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **394-6324937 (CS)**
A.P.N.: **11-135-0208**

Betty J. Parker, Trustee of The Betty J Parker Revocable Living Trust dated the 19th day of February, 2024, Grantor, of **Kaysville, Davis** County, State of **UT**, hereby CONVEY AND WARRANT to

Duren Montgomery, Grantee, of **Kaysville, Davis** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

All of Lot 208, CLOVER ESTATES NO. 2 SUBDIVISION, Also, beginning at the Northwest Corner of said Lot 208, and running thence North 32° East 3.57 feet; thence South 56°39' East 111.35 feet to a point on a curve on the Westerly line of a street; thence Southerly 11.54 feet along said street along the arc of a 40.0 feet radius curve to the right to the Northeast corner of said Lot 208; thence North 53° West 106.48 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

A.P.N.: 11-135-0208

Warranty Deed - continued

File No.: 394-6324937 (CS)

Witness, the hand(s) of said Grantor(s), this 09/20/2024

Betty J. Parker, Trustee of The Betty J Parker
Revocable Living Trust dated the 19th day of
February, 2024

Betty J. Parker
Betty J. Parker, Trustee

STATE OF UTAH)
County of SALT LAKE) ss.

On 09/20/2024, before me, the undersigned Notary Public,
personally appeared **Betty J. Parker, Trustee of The Betty J Parker Revocable Living Trust dated
the 19th day of February, 2024**, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and
that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 01/13/2025

Crystal Shelley
Notary Public

